

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION  
JULY 15, 2003**

The regular session of the Auburn City Planning Commission was called to order on July 15, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Hale, Manning, McCord, Smith, Chrm. Nesbitt

**COMMISSIONERS ABSENT:** None.

**STAFF PRESENT:** Will Wong, Community Development Director; Reg Murray, Associate Planner; James Michaels, Assistant Planner; Janet Ferro, Administrative Secretary

**ITEM I: CALL TO ORDER**

**ITEM II: PLEDGE OF ALLEGIANCE**

**ITEM III: APPROVAL OF MINUTES**

None.

**ITEM IV: PUBLIC COMMENT**

None

**ITEM V: PUBLIC HEARING ITEMS**

- A. Variance – 446 Grass Valley Highway (Apex Honda) – File VA 03-2.** The applicant requests approval of a Variance to deviate from the City's sign requirements (i.e. exceed maximum size for a freestanding sign) for Apex Honda located at 446 Grass Valley Highway. **THIS ITEM WAS CONTINUED FROM THE MEETING OF JULY 1, 2003**

James Michaels, Assistant Planner reported that the applicant is in the process of gathering the additional information; therefore staff recommends the Planning Commission continue this item to August 5, 2003.

The Commission approved continuing the item to August 5, 2003 by voice vote.

**B. Historic Design Review – 195 Elm Avenue (N2 Pottery) – File HDR 03-13.** The applicant requests Historic Design Review approval of two wall signs.

James Michaels gave the staff report; he described the size, colors and materials of the proposed signs. Staff is recommending approval.

The public hearing was opened.

There was no one wishing to speak and the public hearing was closed.

Comm. Smith **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15301 and to approve the proposed signage for N2 Pottery subject to the conditions listed in Exhibit A of the staff report.

Comm. Hale **SECONDED**.

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

**C. Historic Design Review – 810 Lincoln Way (Ernie's Mostly Fenton) – File HDR 03-14.** The applicant requests Historic Design Review approval for an under canopy hanging sign.

James Michaels gave the staff report, describing the size, colors, materials and location of the hanging sign proposed. Staff recommends approval.

The public hearing was opened.

There was no one wishing to speak and the public hearing was closed.

Comm. McCord inquired whether the Historic Design Review items coming before the Commission had been reviewed by the Downtown Business Association.

Director Wong advised that the Downtown Business Association is not required to be notified.

The public hearing was reopened.

Harvey Roper, president of the Downtown Business Association (DBA) spoke to state that he would like to be notified for these items involving downtown so the DBA could decide if they wanted to attend.

There was discussion of options for the DBA to be notified of historic design review items in the downtown area. Comm. Hale stated she felt the DBA should be notified now as a courtesy since they have requested it.

The public hearing was again closed.

Comm. Hale **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15301, and to approve the proposed sign for Ernie's Mostly Fenton subject to the conditions listed in Exhibit A of the staff report

Comm. Manning **SECONDED**.

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

**D. Historic Design Review – Downtown Business District (Downtown Banner Program) – File HDR 03-15.** The applicant requests Historic Design Review approval of a sign program for pole-mounted banner signs in the Downtown Business District.

Reg Murray gave the staff report. He described the banners giving the size, colors and general locations proposed. The banner program is intended to enhance the identity of the Downtown Auburn area by welcoming people to the area and identifying the district.

The public hearing was opened.

Harvey Roper, president of the DBA gave further information on the banner program. He responded to the Commissioners' questions.

The public hearing was closed.

Comm. McCord **MOVED** to find the project exempt from the California Environmental Quality Act per Section 15311 – Accessory Structures, and to approve the request subject to the Conditions provided in Exhibit A.

Comm. Smith **SECONDED**.

AYES: Hale, Manning, McCord, Smith, Chrm. Nesbitt  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**E. Use Permit Amendment – 1190 Phyllis Lane (McCombs Third Residence) – File UP Amend 99-5(A).** The applicant requests to amend an existing Use Permit in order to allow the replacement of an existing 699 square foot non-conforming third residence with an 820 square foot third residence.

James Michaels gave the staff report. He gave history of the residences on this parcel; the third residence is a rental unit for a low income family. Due to the deteriorating condition of the residence, the applicant proposes to replace it with a manufactured home.

The public hearing was opened.

Brigitta Weissshuhn of Custom Manufactured Homes spoke for the applicant. She gave additional information on the deteriorating condition of the existing residence and on the manufactured home planned for the site. She also asked for permission for the resident to live in a fifth wheel on the property during construction.

The public hearing was closed.

The Commissioners agreed that this was a good project and an improvement to the neighborhood.

Comm. Manning **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15302 – Replacement or Reconstruction; to adopt the findings of fact as required for the Use Permit Amendment; and to approve the Use Permit Amendment for McCombs Third Residence – 1190 Phyllis Lane – File # UP Amend 99-5(B) subject to the conditions listed in Exhibit A of the staff report, as modified by the Planning Commission. The modification is to authorize the use of a fifth wheel or the equivalent during construction period, not to exceed six months, subject to placement review by Community Development Department.

Comm. Smith **SECONDED**.

AYES: Hale, Manning, McCord, Smith, Chrm. Nesbitt  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT  
FOLLOW-UP REPORTS**

**A. City Council Meetings**

Director Wong reported on the Planning Commission items appealed at the recent City Council meeting.

**B. Future Planning Commission Meetings**

There will be a special meeting on July 29, 2003 to discuss the General Plan Circulation Element.

**C. Reports**

Director Wong advised that the Planning Commission's recent Apex Honda Use Permit decision for Apex to keep the north driveway open was appealed to Council.

**ITEM VII: PLANNING COMMISSION REPORTS**

Comm. Smith inquired about the status of the Union 76 Gas Station project, and whether they are complying with the approved design. He also noted concerns with a planter on High Street in the downtown area that is mostly weeds, and the wood box on the corner of High Street and Cleveland Avenue that contains dry weeds. He asked if the City did any policing of these planters to be sure they were maintained. Director Wong will look into it.

There was a discussion of the mailing of agendas and public hearing notices.

**ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

July 29, 2003 there will be a meeting to discuss the General Plan Circulation Element.

**ITEM IX: ADJOURNMENT**

The meeting was adjourned at approximately 7:43 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary